

**Table 5-13  
Facility Replacement, Upgrade, Repair Needs Summary By Years 2001 Through 2020**

Scenario 1 Approaches	Qty.	Unit	Unit Cost	Cost	Total	
					Units Req.	Cost Req.
				(000's)		(000's)
					596,913	
<b>Approach 1 - Replace Marina (40,800 SF)</b>					15	
1. Demolition of existing marina @ 35,000SF with disposal	35,000	SF	\$7	\$245	512,057	\$3,584
2. Demolition and disposal of upland structures (no Salvage)	1	LS	\$46,000	\$46	15	\$673
3. Dredging of entrance and under new slips is approximately 15,000 cy	15,000	CY	\$10	\$143	219,453	\$2,085
4. New marina with 190 wet slips w/ utilities and new piling (38000 sf)	38,000	SF	\$70	\$2,660	555,948	\$38,916
5. Floating platform for office, fuel attendant and upstairs office (40' x 40')	1,600	SF	\$85	\$136	23,408	\$1,990
6. Office building on floats - 2 story with 1200sf total	1,200	SF	\$80	\$96	17,556	\$1,405
7. Fueling and pumpout equipment (Fuel float in marina price)	1	LS	\$52,000	\$52	15	\$761
8. New Cast in Place concrete launch ramp with two lane and two floats	1	LS	\$225,000	\$225	15	\$3,292
9. Drystack storage bldg with racks for 150 boats, including site & Concrete	150	EA	\$4,200	\$630	2,195	\$9,217
10. Asphalt parking for marina and launch ramp (2" AC on 6" AB)	90,000	SF	\$3	\$270	1,316,719	\$3,950
11. Office attached to Drystack bldg - 800 sf	800	SF	\$60	\$48	11,704	\$702
12. Roof system for 90 covered berths = Prox 65000sf roof surface area	65,000	SF	\$10	\$650	950,964	\$9,510
13. Allowance for drystack forklift and other machinery	1	LS	\$150,000	\$150	15	\$2,195
14. Restrooms at each gangway - (3 structures with 2 r.r. stalls and 1 shower stall ea.) (150 SF per restroom or shower stall @ \$85. SF = \$12,750)	2,250	Stall	\$85	\$191	32,918	\$2,798
15. Engineering and contingence	1	EA		\$250	15	\$3,658
<i>Total</i>	40,800	SF	\$142	\$5,792		\$84,735
<b>Estimated cost to remove &amp; replace marina at existing site</b>					596,913	
					29	
<b>Approach 2 - Upgrade Marina (20,700 SF)</b>					178,785	\$1,341
1. Demolish and dispose of Dock C	6,200	SF	\$8	\$47	230,691	\$2,076
2. Dredge entrance and under Dock C	8,000	CY	\$9	\$72	219,156	\$12,054
3. Replace Dock C w/ midrange system	7,600	SF	\$55	\$418	87	\$1,471
3. Upgrade gangways and security - all docks	3	EA	\$17,000	\$51	34,604	\$2,941
4. Added shower and toilet facility	1,200	SF	\$85	\$102	29	\$721
5. Allowance for repairs to remaining docks	1	LS	\$25,000	\$25	29	\$519
6. Allowance for Lanscaping and Paint	1	LS	\$18,000	\$18	36,045	\$3,605
7. Replace fuel dock and floats	1,250	SF	\$100	\$125	29	\$1,622
8. Allowance for road and parking repairs	45,000	SF	\$1.25	\$56		
<i>Total</i>	20,700	SF	\$44	\$914		\$26,349
<b>Estimated cost to upgrade fictionalized marina to code, etc. except ADA</b>					596,913	
					47	
<b>Approach 3 - Repair Marina (12,575 SF)</b>					95	\$854
1. Upgrade gangways and security - all docks	2	EA	\$9,000	\$18	596,913	\$10,744
2. Allowance for repairs to docks w/ water system	12,575	SF	\$18	\$226	47	\$712
3. Allowance for Lanscaping and Paint	1	LS	\$15,000	\$15	47	\$1,187
4. Allowance for road and parking repairs	20,000	SF	\$1.25	\$25	47	\$2,373
5. Allowance for repairing structures	1,000	SF	\$50	\$50		
<i>Total</i>	12,575	SF	\$27	\$334		\$15,871
<b>Estimated cost to upgrade fictionalized marina to code, etc. except ADA</b>					1,790,738	
<b>Totals</b>					SF	\$126,955

Note: All costs expressed in 2002 dollars.